

# SPRY BUILDING REPLACEMENT

350 NORTH REDWOOD ROAD

CRSA





# SPRY EXISTING CONDITIONS

- Structural deficiencies
- Space deficiencies
- Thermal performance issues invalidate testing results
- Lack of building-wide security
- Water leaks impede work, space use
- Poor building ventilation systems re-circulate motor fuels lab odors
- Dearth of sound isolation
- Building entry non-ADA accessible

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# PROGRAMMING UPDATE

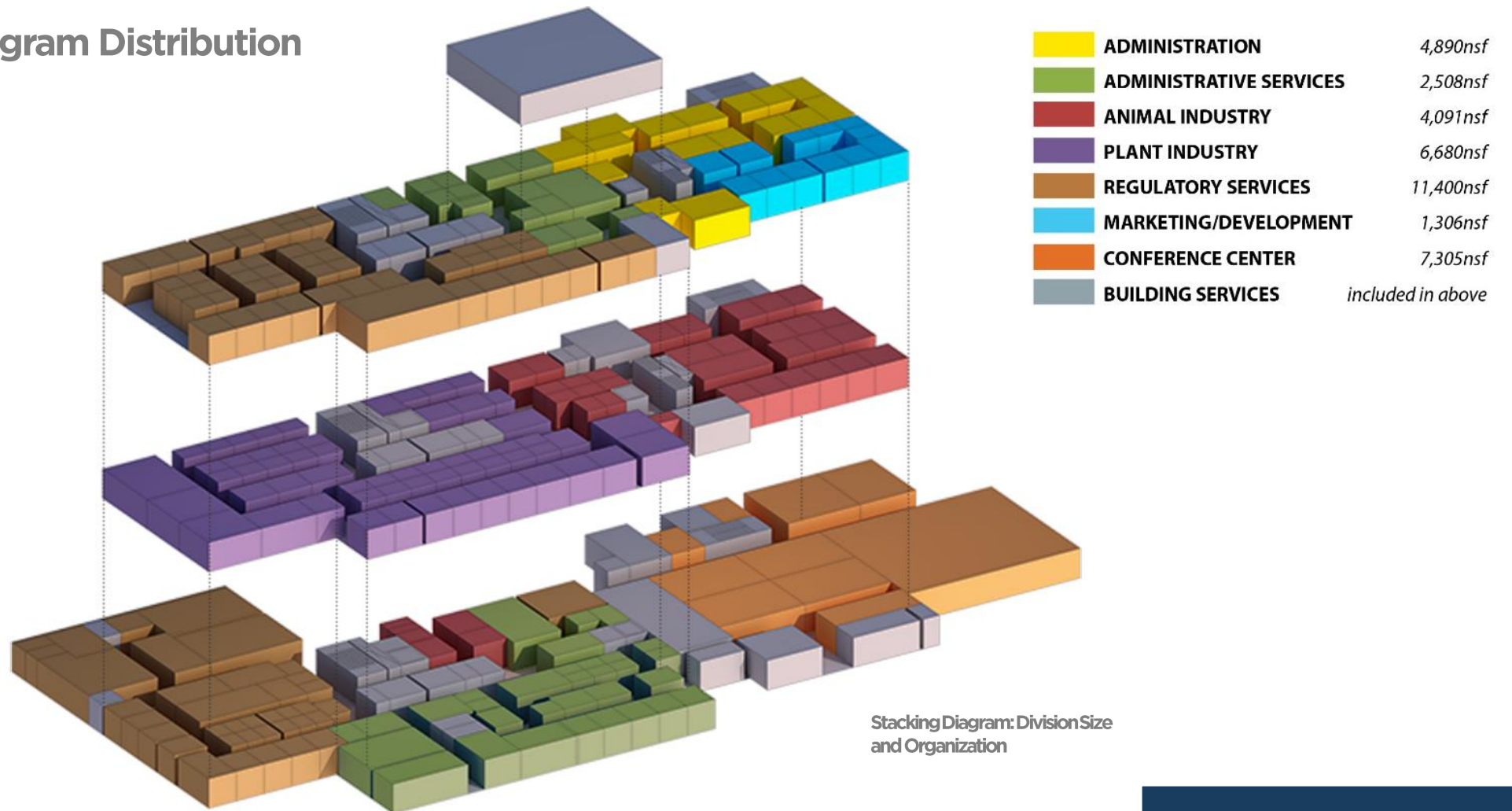


- Completed Site Utilities Analysis
- Reviewed Geotechnical Analysis of Soils Conditions
- Confirmed Organizational & Adjacency Requirements
- Building Test Fit on Redwood Road Site

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## Program Distribution

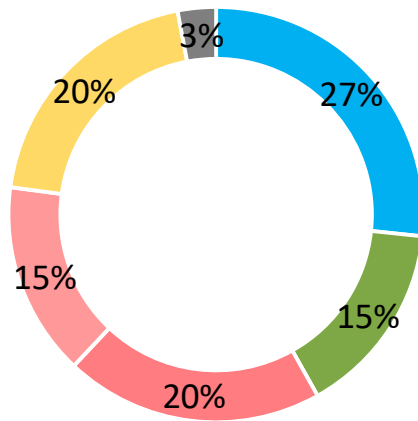


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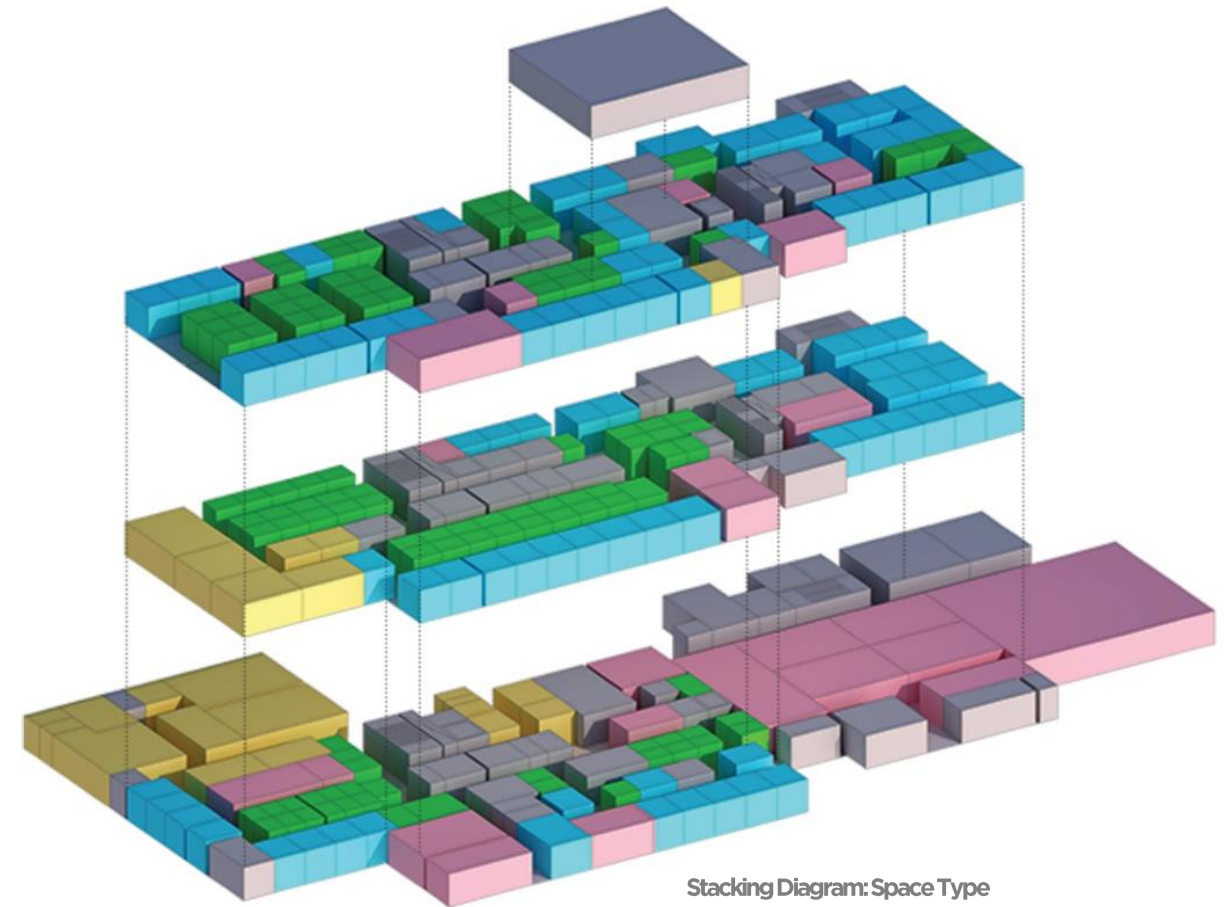
350 N REDWOOD ROAD



# PROGRAMMING UPDATE



- Private Office
- Open Office
- Collaboration Space
- Support Space
- Lab | Specialty Space
- Unoccupied Space





NEW SPRY  
BUILDING

EXISTING  
BUILDING

WYOMING  
STREET

N STAR DRIVE

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# PROGRAMMING UPDATE

- Completed a Space Needs and Growth Projections Analysis
- Confirmed Organizational Requirements and Lab Protocol
- Confirmed CBE costs through Professional Cost Estimator



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WITH FY 2021 FUNDING APPROVAL:

PROGRAMMING

2016-17

BUILDING DESIGN

4-12/2020

BUILDING CONSTRUCTION

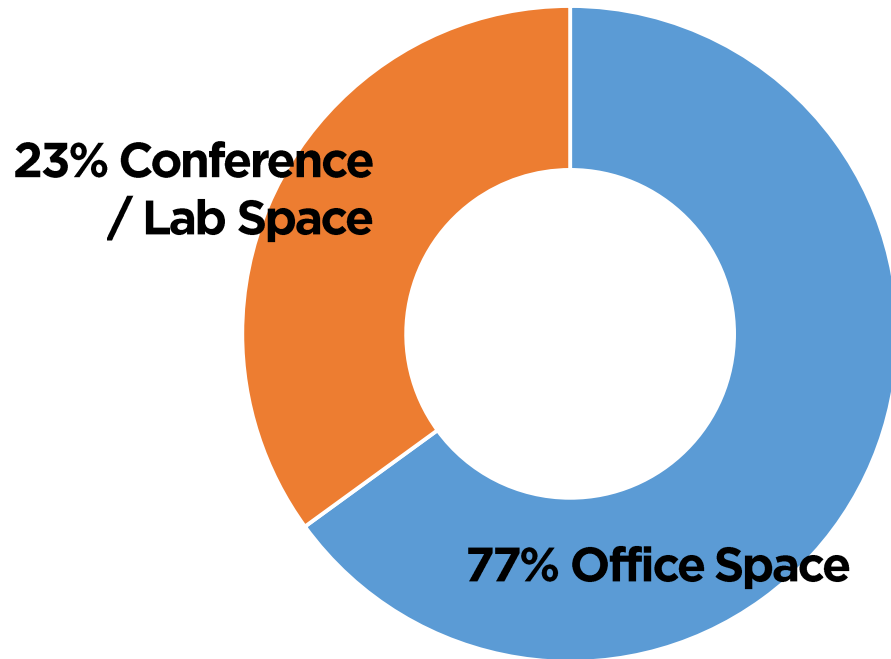
1/2021-3/22

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# CONSTRUCTION COST COMPARISON



## Utah Average Construction Cost

- Conference | Lab Space \$485/sf
- Office Space \$255/sf

## Spry Building Construction Estimate

- Average Cost \$410/sf\*
- \*Factors: Smaller building than average, state construction and building performance standards
- \*These figures do not include escalation & contingency costs included in budget

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# PROGRAM CONFIRMED PROJECT BUDGET

|                                       |                     |                 |
|---------------------------------------|---------------------|-----------------|
| <b>Construction Cost</b>              | <b>\$22,985,879</b> | <b>\$410/sf</b> |
| Facility                              | 20,541,462          |                 |
| Utility                               | 338,540             |                 |
| Addtl Constr Cost – Demo, Infill Site | 974,656             |                 |
| Site                                  | 791,528             |                 |
| High Performance                      | 339,393             |                 |
| <b>Soft Cost</b>                      | <b>\$8,170,046</b>  | <b>\$154/sf</b> |
| Planning/Design                       | 2,403,847           |                 |
| FF&E                                  | 2,377,369           |                 |
| Information Technology                | 896,000             |                 |
| Utah 1% for Arts                      | 229,859             |                 |
| Testing/Inspection                    | 236,000             |                 |
| Commissioning/Occupancy               | 561,000             |                 |
| Contingency                           | 1,083,326           |                 |
| Other Costs, incl Prop Acquisition    | 713,972             |                 |
| <b>TOTAL COST</b>                     | <b>\$31,631,492</b> | <b>\$565/sf</b> |

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# PROJECT VISION



- Accommodate program function and growth needs for UDAF
- Provide purpose built laboratory space
- Aid UDAF through heightened visibility
- Provide conference center and meeting space
- Craft the Spry Building to aesthetically represent the importance of agriculture to the State of Utah

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